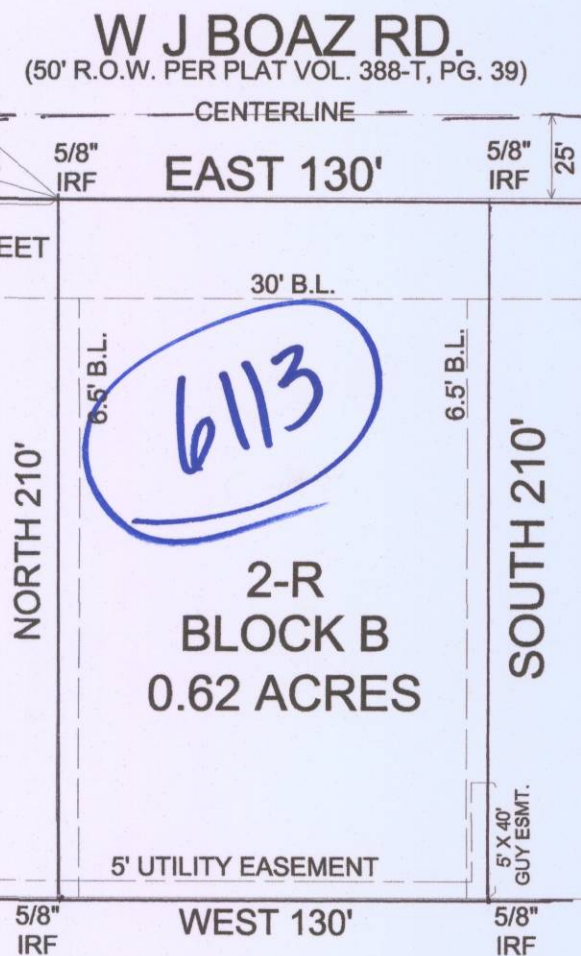


GURNAM SINGH
INSTRUMENT # D207233669
D.R.T.C.T.
LOT 1



JUANITA & SAMUAL SOSA
INSTRUMENT # D207117774
D.R.T.C.T.
LOT 4

TRINITY BAPTIST TEMPLE
INSTRUMENT # D210191864
D.R.T.C.T.
LOT 25

FORT WORTH CITY PLAN COMMISSION CITY OF FORT WORTH, TEXAS

THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

PLAT APPROVAL DATE: 7/15/2016

By: Donald R. Boren
Chairman

By: Dan S. Hughes
Secretary

D216158828 07/18/2016

STADIA LAND SURVEYING INC.
P.O. BOX 1886

RED OAK, TEXAS 75154

PHONE (972) 617 - 9988

FAX (972) 617 - 6809

STADIASURVEYING@SBCGLOBAL.NET

FIRM #100193-0

JIMMY E. POGUE
REGISTERED PROFESSIONAL
LAND SURVEYOR 5592
STATE OF TEXAS

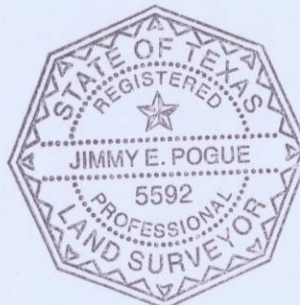
SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, JIMMY E. POGUE do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my personal supervision
03/20/16

NAME: Jimmy E. Pogue

Registered Professional Land Surveyor NO. 5592



NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT I, EDWINA & FLOYD REYNOLDS DO HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE HEREIN DESCRIBED TRACT OF LAND AND DO HEREBY ADOPT THIS PLAT DESIGNATING THE ABOVE DESCRIBED PROPERTY AS LOT 2-R, BLOCK B, LAKE CREST ESTATES, UNIT 1, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATED TO THE PUBLIC'S USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREIN

WITNESS UNDER MY HAND THIS 27th DAY OF June, 2014-2016

Edwina Reynolds Floyd Reynolds
EDWINA REYNOLDS FLOYD REYNOLDS

STATE OF TEXAS
COUNTY OF TARRANT

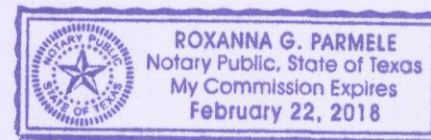
EDWINA & FLOYD REYNOLDS, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THE 27th DAY OF June, 2014-2016

Roxanna G. Parmele
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Roxanna G. Parmele
PRINTED NAME OF NOTARY



MY COMMISSION EXPIRES ON THE 22 DAY OF February, 2014-2018

OWNERS CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, EDWINA & FLOYD REYNOLDS OWNER OF A TRACT OF LAND SITUATED IN THE A.S. ROBERTS SURVEY, ABSTRACT NO. 1262, TARRANT COUNTY, TEXAS,

BEING ALL OF LOT 2 & 3, BLOCK B, LAKE CREST ESTATES, UNIT 1 AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED VOLUME 388-T, PAGE 39, MAP RECORDS, TARRANT COUNTY, TEXAS, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2, BLOCK B, OF LAKE CREST ESTATES, UNIT 1, TARRANT COUNTY TEXAS, AS RECORDED IN VOLUME 388-T, PAGE 39, MAP RECORDS, TARRANT COUNTY, TEXAS;

THENCE EAST ALONG THE SOUTH RIGHT OF WAY OF W.J. BOAZ ROAD 130.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF LOT 3, BLOCK B OF SAID ADDITION;

THENCE SOUTH WITH THE EAST LINE OF SAID LOT 3, BLOCK B, 210.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID LOT 3, BLOCK B;

THENCE WEST, WITH THE SOUTH LINE OF LOT 2 AND 3, BLOCK B, OF SAID ADDITION 130.0 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND SAID LOT 2;

THENCE NORTH WITH THE WEST LINE OF SAID LOT 2, BLOCK B, 210.0 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.62 ACRES OF LAND MORE OR LESS.

WATER / WASTEWATER IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOME EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM

TRANSPORTATION IMPACT FEES

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.

BUILDING PERMITS

NO BUILDING PERMITS SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS, OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL 48438C 0160 K, DATED, SEPTEMBER 25, 2009 THIS LOT LIES IN ZONE X, WHICH IS NOT IN THE 100 YEAR FLOOD ZONE

COVENANTS OR RESTRICTIONS ARE UNALTERED

THIS REPLAT DOES NOT VACATE THE PREVIOUS "PLAT OF RECORD" GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE, OR OTHER UTILITY EASEMENTS OF ANY TYPE.

UTILITY EASEMENTS

ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.



JAN 07-14-16

OWNER: EDWINA AND FLOYD REYNOLDS
6113 WJ BOAZ ROAD
FORT WORTH, TX 76179

FINAL PLAT
LOT 2-R, BLOCK B, FS16-096
LAKE CREST ESTATES, UNIT NO. 1

AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 2 & 3, BLOCK B, LAKE CREST ESTATES, UNIT NO. 1, AN ADDITION IN TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-T, PAGE 39, PLAT RECORDS, TARRANT COUNTY, TEXAS, CONTAINING 0.62 ACRES OF LAND.

CASE NO. FS-16-096